



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

Date: August 17, 2015

To: Brandi Cummings, Project Planner

From: Tim Tomlinson, Development Services

Subject: **Public Works Comments on DRC2015-00023, Tharp MUP, Drake St., Cambria, APN 023-067-002**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. The project appears to not meet the applicability criteria for a Storm Water Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Storm Water Control Plan is required.

Recommended Project Conditions of Approval:

Drainage

1. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.
2. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

Storm Water Control Plan

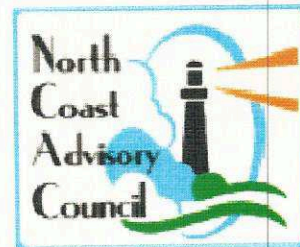
3. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

4. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
5. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

November 18, 2015

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Airlin Singewald
County of San Luis Obispo Planning Department
976 Osos Street #300
San Luis Obispo, Ca. 93408



P.O. Box 533
Cambria, CA 93428
(805) 924-1930
www.northcoastadvisorycouncil.org

Re: Approval of DRC2015-00023 Tharp MUP

The North County Advisory Council met on November 18th and with a unanimous vote recommends approval of the MUP for construction of an 80sf master bedroom deck and a 270sf wraparound deck, with the condition that:

1. A drainage plan is needed on steep street frontage.
2. All runoff from impervious surfaces such as roofs, driveways, walks, patios, and /or decks, shall be collected and retained on-site to the greatest extent possible.
3. Run-off not able to be retained on site shall be passed through an effective erosion control device or filtration system approved by the Public Works Department.
4. All construction practices to protect Monterey pines, oak trees and significant understory vegetation.

Respectfully,


Bruce Fosdike
NCAC Chair

BF/cl



Re: DRC2015-00023 THARP, Coastal E-Referral, MUP, Cambria 

Michael Stoker to: Brandi Cummings

08/19/2015 01:17 PM

Cc: Cheryl Journey, Martin Mofield, Stephen Hicks

Brandi,

Please find the building departments comments for DRC2015-00023 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of 350 sq ft. of new decks to be installed. An 80 sq. ft deck will be added off the master bedroom and a 270 sq. ft deck will be added to the west side of the residence. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) Provide plans which clearly show the structural design for the proposed deck to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
- 3) The guardrail serving the deck will need to be detailed on the plans to verify compliance with R312 for the height, picket spacing, etc.
- 4) Provide an electrical plan to show the location of all receptacles, light switches, lights, smoke detectors and Co alarms to verify compliance with CRC and CEC. Lighting will need to be provided on the path of travel.

Thanks

Michael Stoker

Building Division Supervisor, CASp

805.781.1543



Mail for PL_Referrals Group

San Luis Obispo County Planning & B...

08/13/2015 04:11:16 PM

From: Mail for PL_Referrals Group

To:

Cc: Donna Hawkins/Planning/COSLO@Wings, Marti Fisher/Planning/COSLO@Wings

Date: 08/13/2015 04:11 PM